

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Evaluation and Appraisal Report (EAR) 2006 – Identification of Major Community Issues to be addressed in the EAR.

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Dan Matthys **CONTACT:** Cathleen Consoli **EXT.** 7377

Agenda Date: 05/24/05 **Regular** ☐ **Consent** ☐ **Work Session** ☐ **Briefing** ☐
Public Hearing – 1:30 ☒ **Public Hearing – 7:00** ☐

MOTION/RECOMMENDATION:

Staff requests direction regarding the list of major key planning issues to be included in a Letter of Understanding with the Department of Community Affairs (DCA) and addressed in the EAR 2006.

District: County Wide

Cathleen Consoli, Senior Planner

BACKGROUND:

Florida Statutes require Seminole County to prepare an Evaluation and Appraisal Report (EAR) of Vision 2020 – the Seminole County Comprehensive Plan (SCCP). The EAR is a review of the SCCP to determine how well the County is meeting the Plan's goals, objectives and policies. An EAR takes place every seven years. Once the Board of County Commissioners (BCC) adopts the EAR, staff prepares language to amend the SCCP to comply with the findings of the EAR. Based on the schedule by the Florida Department of Community Affairs (DCA), Seminole County must adopt the EAR by September 2006. Due to the lengthy time of review and adoption, staff anticipates completing the narrative of the EAR by the end of the 2005 calendar year.

The outline of the EAR has three main sections:

1. County-wide assessment – review population growth, development patterns, vacant lands and financial feasibility of providing infrastructure and maintaining levels of service.
2. Evaluation of Major Issues – identify major key planning issues and assess each Element in relation to the issues, plus identify any other successes or shortcomings in each Element.
3. Special Topics – two are required of Seminole County: prepare a state mandated water supply plan and assess coordination with the local School Board.

Reviewed by: JA
Co Atty: _____
DFS: _____
Other: AMV
DCM: JD
CM: KB
File No. ph130pdp01

The schedule for the EAR process begins with the identification of key planning issues through public hearings and interagency meetings. On January 19, 2005, the Planning and Zoning Commission/Land Planning Agency held the required scoping meeting as a public hearing and invited citizen input. For this public hearing, staff sent out notices to all Homeowners Associations in the county including those in the cities. Citizens came forward at the public hearing and voiced their concerns regarding community issues.

On February 4, 2005, staff from the following cities in Seminole County attended an interagency meeting: Altamonte Springs, Oviedo and Winter Springs, plus representatives from Volusia and Orange Counties, FDOT, Florida's Turnpike Enterprise and the Seminole Soil and Water Conservation District. The various staff representatives reviewed the preliminary list of planning issues, and made comments and suggestions for additional issues.

The list of key planning issues before the Board (see Attachment A) is a result of input by citizens and local agencies. Once the Board reviews and accepts the issues, staff will hold a second interagency meeting and present the final list of issues to the staff of the area agencies. Finally, County staff will prepare a Letter of Understanding between DCA and the County that lists these issues for the EAR for 2006. This letter will be brought back to the BCC as a consent agenda item for approval. This letter acts as a contract that guides the drafting of the EAR document. Attachment B provides a flow chart of the complete EAR process; the preparation of the final list of issues is step 5.

Today's public hearing invites public input on the proposed issues to be reviewed in the EAR. Staff sent out notices to all Homeowners Associations in the county as well as those in the cities.

STAFF RECOMMENDATION:

Staff recommends the inclusion of the key planning issues, attached as Exhibit A, in the state mandated EAR of the Vision 2020 – Seminole County Comprehensive Plan. The forthcoming Letter of Understanding between DCA and the County, written by staff, will include these issues. Staff encourages citizen input on the issues during today's public hearing.

Attachments:

Attachment A: EAR Issues
Attachment B: EAR Process
LPA Notice and Minutes
Inter-Agency Meeting Minutes

Attachment A

EAR ISSUES

The following list of key planning issues bear consideration for further study through the Evaluation and Appraisal Report (EAR) Process. These issues have been identified through a public community meeting with the Land Planning Agency/Planning and Zoning Commission (LPA/P&Z), an interagency meeting with representatives of the cities, regional and state agencies, and identified by staff working with the adopted Vision 2020 - Seminole County Comprehensive Plan (SCCP). Florida Statutes (F.S. 163.319(2)(e) requires in the EAR process, the "identification of major issues and, where pertinent, the potential social, economic, and environmental impacts of these issues"

1. Neighborhood Protection

Citizens raised concerns regarding the protection of single family residential areas. The primary concern dealt with preventing incompatible neighboring land uses.

- A. Neighborhood protection is an issue as it relates to objectives and policies pertaining to infill or redevelopment of vacant properties adjacent to cities. These vacant properties may be in either the designated Urban or Rural Areas. Of special interest is the compatibility of uses, especially for lands being annexed by cities where a land use proposed is different than the adopted County land use.
- B. Neighborhood infrastructure is an issue as it relates to rehabilitation and retrofitting to address drainage needs and roadway maintenance improvements that will help to ensure the long-lasting quality of housing in Seminole County. The County is looking to prepare a schedule to fund these improvements over time.

2. Intergovernmental Coordination

The goal in the Intergovernmental Coordination Element of the SCCP promotes the enhancement of intergovernmental coordination with cities in Seminole County, neighboring counties/cities and regional and state agencies.

- A. Continue to coordinate with the cities to revise or adopt new Joint Planning Agreements or Interlocal Agreements regarding vacant properties adjacent to the cities, defined transition areas (larger vacant areas adjacent to cities), compatibility of uses and enclaves (islands of unincorporated lands surrounded by city lands).
- B. Continue to coordinate water supply issues with the St. Johns River Water Management District (SJRWMD), the cities in Seminole County and other entities, adjacent counties/cities, and private providers.

- C. Coordinate and enhance the use of shared parks and recreational facilities among the cities, the School Board and the County.

3. Libraries

A group made up of the Mayors and County and City Managers in Seminole County meets regularly to discuss common issues. This group has evaluated the need for additional library space and the need for additional services, i.e., audiovisual services and computer rooms. Library Staff wish to address a means to measure level of service other than books per capita. Staff will evaluate the need to change the level of service from books per capita to square footage of library space per capita.

4. Protection of designated High Intensity Planned Unit Developments (HIP)/Economic Development Target Areas for Targeted Industries

Address issues, review objectives and policies in the SCCP and provide direction on preserving valuable vacant lands for targeted industries for long term economic return to Seminole County. Valuable vacant lands that are developed into target industries, such as high tech industries, provide employment and long term economic stability for the County. To date, residential uses have been allowed to develop in the High Intensity Planned Unit Development/Economic Development Target Areas. Staff will evaluate the need for additional residential uses in these areas and look to whether the County should enhance existing policies (see, e.g. FLU Policy 5.6 - The Higher Intensity Planned Development land use designation is designed as a mixed use category which combines an aggressive strategy to attract specific "target industry," minimize urban sprawl, provide affordable housing opportunities, and alternative transportation strategies) to protect these valuable vacant lands for targeted industries.

5. Infill Development and Redevelopment

Measure the effectiveness of the County's infill development and redevelopment initiatives and SCCP policies. The County, due to the growth in the last twenty years, is reaching "build-out", meaning fewer vacant lands in the Urban Area. Redevelopment of existing uses and infill of vacant, skipped over lots becomes more prominent and special attention, such as insuring compatibility to existing uses or appropriate utilization of small lot sizes, is needed to accommodate this type of growth.

- A. Address infill adjacent to existing residential uses (see Neighborhood Protection issue).

- B. Redevelopment issues, i.e., US 17/92 in Fern Park area.

6. Make the Comprehensive Plan more Accessible and Understandable to facilitate the Strengthening of Citizen Voice

- A. Identify and assess ways the SCCP has and can improve public participation and the challenges related to obtaining citizen input.
- B. Demonstrate that through the SCI-NET process (a proposed County program to digitize County processes and documents for easier access and linkage of documents) the SCCP will be easier to understand and navigate.
- C. Staff will evaluate ways to write policies that are more easily understood.
- D. Staff will evaluate the SCCP to identify policies that need to be amended for consistency with State regulations.
- E. Staff will review the SCCP to ensure that the content of the policies are appropriate as guiding principles or are more applicable to be addressed in Land Development Code regulations.

7. Affordable Housing

Determine the effect of development trends, i.e., large house sizes, and policies in the SCCP on the availability of housing options for moderate, low income and very low income families.

8. Drainage Needs

Evaluate the success of correcting drainage deficiencies identified in the completed Drainage Basin Plans and review the progress to meet Total Maximum Daily Load (TMDL) strategies (the amount of pollution reduction needed) for Lake Jesup, which has been identified as an impaired surface water body.

Required Special Topics by the Department of Community Affairs:

Schools

- 1. An assessment of the success or failure of coordinating future land uses and residential development with the capacity of existing and planned schools is needed. Staff will document coordination efforts with the Seminole County School Board Staff. This issue will address the concern of the School Board due to recent land use changes that result in increased residential densities with higher numbers of school age children than was anticipated from population projections provided through the development of the SCCP;
- 2. An assessment of success and failure of establishing appropriate population projections with the School Board. Planning Staff will review the method of

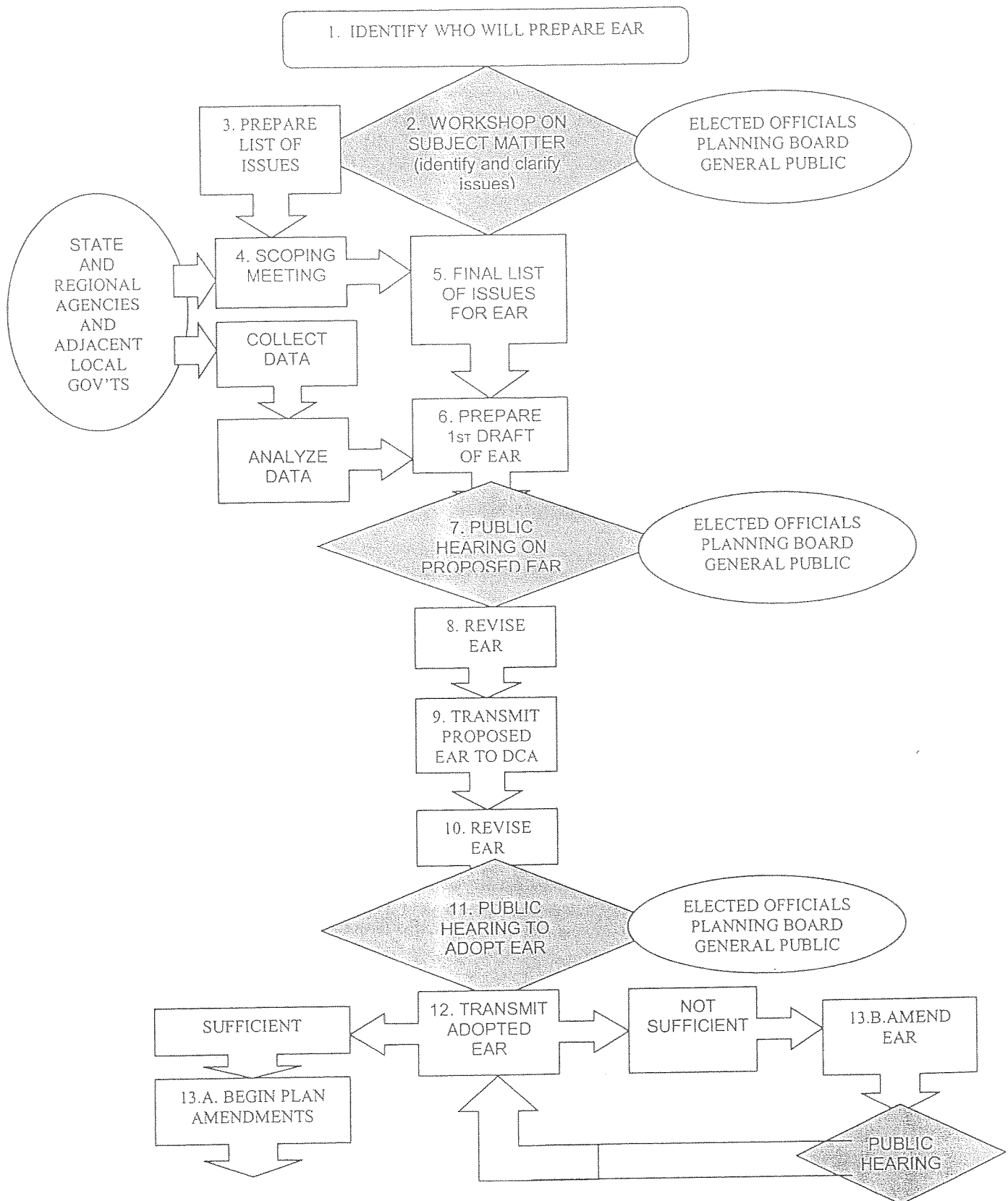
communicating population projections with the School Board and, based on the issue stated in #1 above, attempt in the future to effectively provide the School Board Staff with the best information possible; and

3. An assessment of success or failure in assisting the School Board in planning and siting of new schools, especially due to the potential scarcity of vacant property adequate for new school sites.

Water Supply Plan

The Planning Division prepared a draft Water Supply Plan last year as required by State Statutes. Once the St. Johns River Water Management District completes the Regional Water Plan, Planning Staff will update the County's draft Water Supply Plan and will address the initial comments provided by the District during the first review of the document. Staff intends to complete the Water Supply Plan this year unless legislation is passed that changes the date of submission again.

Attachment B: EAR Process

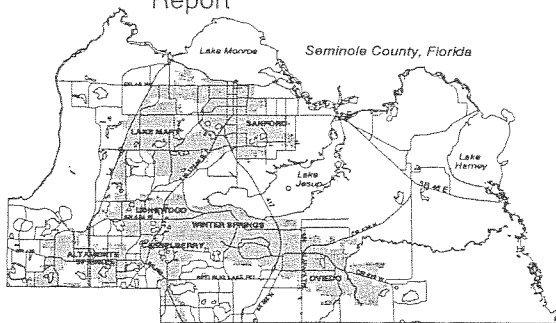


LPA Notice and Minutes



PURPOSE:

- Review the Seminole County Comprehensive Plan (SCCP), known as Vision 2020 – A Guide to the Journey Ahead
- Identify Issues related to the SCCP for the Evaluation and Appraisal Report



It is time to evaluate the SCCP. This process is known as the Evaluation and Appraisal Report (EAR). This is your opportunity to voice your ideas and concerns about the document and how it guides the County into the future. All citizens of Seminole County are invited to attend this special workshop which begins the EAR process.

Shaded areas represent lands within municipal jurisdictions.

This meeting is the Scoping Meeting, as described in 163.3191(3) Florida Statutes. The purpose of the meeting is to ensure that all important issues are identified, to agree on the issues as the subject matter of the EAR and to share information and ideas.

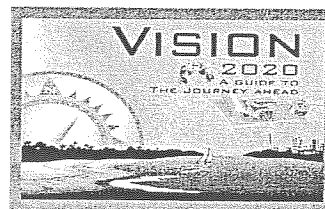
Your subdivision or condominium project is located in one of the municipalities of Seminole County. The County asks for your input because some County services are provided county-wide i.e. Open Space and Recreation and Solid Waste Disposal and Roads. Please note that individual cities will be conducting a review of each individual City's Comprehensive Plan in the near future.

AGENDA

6:30 pm – 7:00 pm	View Displays and Meet with Staff
7:00 pm – 7:15 pm	Welcome and Project Overview
7:15 pm – 8:00 pm	Share Comments about Land Use and Environmental Issues
8:00 pm – 8:45 pm	Share Comments about County Services and Facilities
8:45 pm – 9:00 pm	Closing

Please review the SCCP via the internet at www.seminolecountyfl.gov. Follow the pull down menu for Departments, Planning and Development, Planning and click on the link to the Vision 2020: Seminole County Comprehensive Plan. Comments may be sent to the Planning Division at plandesk@seminolecountyfl.gov.

Call the Planning Division at 407.665.7377 with any questions. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Human Resources Department ADA Coordinator 48 hours in advance of the meeting at 407.665.7941.



**Special Workshop for the Land Planning Agency/
Planning and Zoning Commission
Evaluation and Appraisal Meeting
January 19, 2005**

Alice Gilmartin now opened the Workshop segment of the meeting.

Alice Gilmartin introduced the workshop segment of the meeting, stating that this workshop provide feedback from Commission members and the public for the Evaluation and Appraisal Report (EAR) for the Vision 2020 Plan. Ms. Gilmartin stated that this presentation will review the elements of the Seminole County Comprehensive Plan, introduce the updating process of the EAR, identify issues to guide the update, and give an opportunity for sharing of information and ideas with the Commission and the public.

The Comprehensive Plan, which was developed in 1998, ensures livable community, manages growth, provides facilities and services for the citizens, protects the environment, and improves the quality of life for County citizens. It provides a community blueprint, giving us a vision of the community, and guiding us toward it. The Vision 2020 Plan responds to changing community priorities. It is flexible in that it is amended twice a year through public hearings. Changes are made to maps and text.

The Plan is reviewed every 7 years. Our EAR is due in September of 2006.

Our EAR document is due to Department of Community Affairs (DCA) on September 1, 2006. This check up will identify where actions have led to achieving planning objectives, help us learn from our successes and shortcomings, and will address immediate issues and changes at present. The Plan will change to achieve planning objectives, and respond to changing conditions. The EAR must address changes in state and regional growth management policies and recognize that County issues affect other communities. Our Comprehensive Plan should relate to other plans on the state level, on the regional level, and with the cities.

The first phase of the process will be completed around April, which will result in a letter of understanding between the DCA and the County which will be an agreement on the issues to be addressed. The EAR document should be completed by the end of the calendar year. This will be followed by a series of public hearings and revisions that will be completed in the summer of 2006. The final document will be done by September 1, 2006, as mandated by statute.

This meeting will begin the process by identifying issues and setting up an evaluation framework. Ms. Gilmartin stated that we are listening to citizens. Representatives of the some cities and agencies within Seminole County are present including Russ Gibson with the City of Sanford.

The evening will first address land use and environmental issues, then move into County services and facilities. After this meeting citizens can call, e-mail, or fax issues and questions to the planners. There will also be a special web page within the Seminole County website under Departments/Planning and Development/Planning/Vision 2020 Icon. Public input will be used to formulate the letter of understanding, which will in turn, be used to prepare the Evaluation and Appraisal Report.

Ms. Gilmartin opened the workshop to entertain comments on the Land Use and Environmental Issues areas which may include: conservation, design, housing, recreation and open space, transportation, economic issues, future land use, and implementation.

The second part of the input will address: County services and facilities issues including: capital improvements, library services, public safety, potable water, sanitary sewers, energy, and intergovernmental coordination.

Ms. Gilmartin concluded by thanking everyone who attended tonight's meeting.

Russ Gibson, Director of Planning and Development Services for the City of Sanford pledged to work on joint planning issues. He applauded the Board and the staff for listening to the community.

Art Woodruff of the Sanford City Commission reiterated what Mr. Gibson had stated. The City is ready to approve the Joint Planning Agreement with the County. He believes solving the Celery Avenue issues are very important.

Linda Radon lives in Lazy Acres in Longwood. She said that the area is a lovely area of 2 to 5 acre lots. Developers have been approaching land owners to buy the land and change the density. She wants to change the land use there to Suburban Estates to protect the density. She referred to a book by John Small which said that the aquifer was being destroyed by overdevelopment. There are areas off of Country Club Road and Markham Woods road that need protection. She requested that the areas such as those should be changed to Suburban Estates for future land use to protect them.

Commissioner Tucker asked if the land use in the Markham Woods area isn't already one acre lots.

Ms. Radon stated that future land use is Low Density and the zoning is Agricultural. Ryland Homes has bought 20 acres for development

Commissioner Tucker stated that zoning and future land use cannot supersede deed restrictions put on properties. That would be stronger than zoning.

Commissioner Brown stated that the more the citizens speak up about their area, the more valuable the land becomes. Keep coming to meetings.

Jay Jurie stated that the ad in the Orlando Sentinel did not reflect the two items that began this meeting. That constitutes false advertising. This makes public distrust of government.

Commissioner Brown stated that the items were continued to this meeting and properly heard.

Mr. Jurie stated that Seminole County is rapidly urbanizing with communities growing together. One cannot tell where one ends and another begins. The County can partner with cities to plan greenbelts which will be zones of separation between the cities and the County.

Commissioner Tucker pointed out that Commissioner Bates is a former Mayor of Altamonte Springs and that he and other commissioners are in communication with the cities.

Mr. Jurie said that the County should target lands for purchase to make buffers.

Adrian Zuidervliet of Lazy Acres Lane said that he voted for the urban rural boundary in November because of the Ryland Homes presence in the area. Once land is annexed into Longwood development ruins an area. There will be 49 homes on 24 acres. The people need protection to make the area suburban estates. Centex has approached homeowners on Lazy Acres Lane to buy the land for development.

Tom Alderson referred to a 20 acre parcel that was denied rezoning by the County. That parcel is now annexed into the City of Longwood. He stated that a letter from December 3, 1997 to Carl Goslin, then City Planning Manager, from Commissioner Randy Morris said the Board directed the City to keep one acre lots. The Board feels that one acre lots are compatible. Once the land was in the City, there will be 50 houses off of Lake Emma Road. There will be horse pastures next to homes. The land is open, with no fencing. The development parcels are higher and will make the pasture land a retention pond. Roads in the area are insufficient. He fears that the suburban residents will use the dirt roads. Even now the fragile dirt roads are being used by 4 wheelers and bikes for recreation paths. Mr. Alderson said that he wanted to protect the rural life style. He wants to see the best way to protect the rural life style.

Commissioner Tucker asked if Mr. Alderson wanted the area to be Suburban Estates.

Mr. Alderson said that is what he wants.

Robert Ninengel of 1839 Ranch Land Trail wanted to know how the land use changes occur. What protection do the citizens have from developers? How can the land be kept rural. His deed restrictions stated that lots must be a minimum of 150 feet wide on the road.

Peggy Green stated that under agriculture land zoning hunting is not a permitted use. Her family owns 720 acres (Big Oaks Ranch) and she said that classes on the property are limited to 12 people at a time. If she is allowed to have 12 hunters on the property, it is maxed out. She gives safety classes. They perform agri-entertainment, combining agriculture and entertainment.

Robert King of 2211 Black Hammock said that in 1990 growth management had "teeth." There was a lot of hope that the people would be going in the right direction. Now we have a shell of the process. The land use and roads are tied. The 417 roadway was a regional impact. There was a CREEP Committee in 1990 which said that the Winter Springs comprehensive plan was not good and should not be approved; it was sent on with reservations to the DCA. The Winter Springs comprehensive plan was eventually approved by the DCA. Today the Regional Planning Council is not guarding the land; who is overseeing the disputes between the cities and the county? There was supposed to be one comprehensive land use map adopted for use by all cities and the county. Voters want a clear, sharp line. He lives on the line. We need a rural area. If you change land under the guise of individual property rights, you diminish the quality of life and property rights for the others. Please continue to fight. Get the Regional Planning Council to say "no" to changes in land use and density. The cities must see the County as an entity to be dealt with.

Commissioner Tucker pointed to upcoming legislation which will deal with this.

Danny DeCiryman of 581 Silk Tree Circle stated that as a result of the North Lake Jesup Woods Community Association invitation to Randall Arndt, Mr. Arndt stated that he was confused by the necessity to frequently change the Comprehensive Plan. Changes can be made through zoning. Frequent changes limit the effectiveness of the plan. Stand by the Plan as a long range document.

Commissioner Tucker stated that Mr. Arndt said that other comprehensive plans were more sweeping and general than the Seminole County Plan. Our plan has many more fine points. Infill is the greatest challenge coming.

Mr. DeCiryman said it is important for the public to participate.

At this time there was a brief recess.

Following the recess, part two of the discussion was held, addressing County Services and Facilities.

No public comment was made.

Ms. Gilmartin asked for input from the Commissioners.

Commissioner Tucker said that he would like to look at how joint agreement with cities can be coordinated on controlling annexation due to a need for water and sewer. City of Casselberry offers water and sewer, but with a 25% surcharge. We should look into this.

Ms. Gilmartin answered the first question from the public. The process for changing the future land use is done through the state twice a year. Individuals or developers can request the change. The requests go the Planning and Zoning Commissioner and the Board of County Commissioners before being transmitted to the state. There is then an adoption process. All of this takes time: 6 to 9 months. The County can administratively change land use using the same process.

Commissioner Brown pointed out that the airport was administratively changed.

Ms. Gilmartin addressed the last question as to how the homeowners from annexation.

Commissioner Brown said that facilities were an issue. It all goes back to water.

Ms. Gilmartin explained that the County has identified service areas for water and sewer in the Comprehensive Plan.

Commissioner Tucker said that the County is attempting to make a master plan for all users for water use. Other sources will be explored. We are a relatively small county and should be able to do that.

Robert Ninengel said that citizens were being overrun by developers.

Commissioner Tucker said that there was nothing the County could do about that. It is a private issue.

Ms. Gilmartin stated that state laws tend to favor the cities in terms of annexation.

A member of the audience asked why land use can change when a parcel is annexed into a city.

Ms. Gilmartin stated that the County loses the right to hold jurisdiction over the land when it is annexed.

Commissioner Tucker said that the County changed in 1917 because of differences with Orange County.

Commissioner Brown asked if we could not delineate a vehicle to make future land use along Markham Woods Road the way the citizens want it.

Ms. Gilmartin said that citizens can control the land through deed restriction.

Another audience member said that he could see metro Orlando going out 50 miles in the future.

Commissioner Brown said that citizens need to make deed restrictions, which run with the land.

Commissioner Tucker stated that the County just finished 2 large scale land use amendment on Celery Avenue and Myrtle Street. The citizens can go to their district county commissioner to initiate land use change administratively.

An audience member commented that growth is like a skin cancer. Once it starts it is hard to stop. He quoted the Governor of Oregon who invited people to visit, but not to stay.

The meeting was adjourned at 9:20 P.M.

Inter-Agency Meeting Minutes

INTERAGENCY COORDINATION MEETING EVALUATION AND APPRAISAL REPORT for Seminole County



DATE: February 4, 2005

LOCATION: Central Branch – Seminole County Public Library
215 North Oxford Road, Casselberry, Florida

TIME: 2:00 p.m. – 4:00 p.m.

ATTENDEES: J. David Grange, City of Altamonte Springs
Bill Wharton, City of Altamonte Springs
Debra Pierre, City of Oviedo
Antonia Gerlia, City of Sanford
Eloise Sahlstrom, City of Winter Springs
Danny Deciryan – Seminole Soil, Water, and Conservation District
Micelle Thatcher, Seminole Soil, Water, and Conservation District
Betty McKee, Florida Department of Transportation – District Five
Alison Stettner, Florida's Turnpike Enterprise
Penelope Cruz, Volusia County
Judy Stewart, Orange County
Sara Blanchard, City of Maitland
Alice Gilmartin, Seminole County
Dick Boyer, Seminole County
Tony Matthews, Seminole County
Cathleen Consoli, Seminole County
April Boswell, Seminole County
Laura Turner, Laura Turner Planning Services

SUBJECT: *Interagency Coordination Meeting for the Seminole County
Evaluation and Appraisal Report*
Seminole County Contract Number: M-465-04/DRS
LTPS No.: 4050.01

PREPARED BY: Laura Turner, Laura Turner Planning Services

DATE PREPARED: February 11, 2005; Revised March 24, 2005

Alice Gilmartin, Seminole County's Project Manager for preparing the Evaluation and Appraisal Report (EAR), welcomed the group. After introductions were made, Ms. Gilmartin reviewed the purpose of the meeting. As part of the EAR process, Seminole County needs to coordinate with the cities within the County as well as adjacent jurisdictions and agencies with interests in the area. The purpose of this meeting was to review the County's approach to preparing the EAR and to receive input from the group on comprehensive plan issues. The following items provide highlights of that meeting.

BACKGROUND

A total of three scoping meetings will be held for the EAR. The first one was held on January 19, 2005 as a workshop sponsored by the County's Land Planning Agency (also known as the Planning and Zoning Commission). Citizens shared several issues; however, the main ones pertaining to the comprehensive plan were neighborhood protection, infill development and treatment of city edges. The second meeting is this meeting on February 4, being held with the cities and agencies with interests in Seminole County. A third meeting will be held with this group for additional input on the refined list of issues.

EAR Process

A flow chart showing the steps throughout the EAR process was provided to the group as a handout, which is attached for reference. Seminole County must have an adopted EAR by September 2006. To meet this deadline, the County anticipates having the EAR written by the end of 2005.

14 EAR Requirements

The EAR is to be prepared by identifying key major issues, and then assessing the successes and shortcomings of the comprehensive plan elements in each of these areas. A handout with the 14 requirements (as specified in 163.3191(2), Florida Statutes) was shared with the group, which is attached for reference. These requirements were reviewed, falling into one of three categories: community-wide assessment, evaluation of major issues, and special topics. Two of the special topics – coastal high-hazard area and military installations – do not apply to Seminole County.

Other Planning Activities

Seminole County has calibrated a fiscal model, known as the Seminole County Fiscal Impact Analysis. This model is being considered for use for the required fiscal impact analysis for the EAR. The model looks at costs and revenues over a 20-year period and includes school impacts.

A review of existing development and vacant, developable land is underway. Working with the East Central Florida Regional Planning Council, land use maps are being prepared for each city within Seminole County. Those maps will be distributed to the appropriate jurisdictions for review, wanting to ensure consistency in information and growth assumptions.

The County is preparing a Water Supply Plan, which is currently due in December 2005. This Plan is a companion document to the EAR and comprehensive plan. The intent is to have this document reviewed as part of a comprehensive plan amendment cycle. The St. Johns River Water Management District (SJRWMD) will finish the Regional Water Management Plan by September 2005.

With the passage of the Wekiva Parkway and Protection Act, 15 jurisdictions within the Wekiva River Basin must update local comprehensive plans and related land development regulations (LDR's). The plan amendments must be in place by January 2006 with the LDR changes by 2007. A "glitch bill" is being reviewed by the state legislature that would adjust those deadlines towards the end of each year rather than at the beginning. The Florida Department of Community Affairs (DCA) is putting together guidelines for the 15 jurisdictions and should be available soon. In the mean time, the state Department of Environmental Protection, Department of Transportation, and Department of Health are completing studies that will feed into rulemaking.

IDENTIFICATION OF ISSUES

Discussion focused on the draft list of issues associated with the comprehensive plan, which was distributed as a handout. Here are the highlights of that discussion.

Intergovernmental Coordination

The intergovernmental coordination activities between the County, the cities, and agencies needs to continue. Currently, coordination occurs through: interlocal agreements (between the County and Sanford and Oviedo), treatment of edge properties on borders, and the regular meetings of the Planning Technical Advisory Committee (PTAC). This work needs to continue in these areas as well as in addressing water supply, schools, and utilities.

Infill Development and Protection of Existing Neighborhoods

This issue will be important to the communities within Seminole County as well as the unincorporated areas. Updates to the County's Land Development Code (LDC) are underway to promote protection of existing neighborhoods.

Protection of High Intensity Planned Unit Developments (HIP)/Target Areas for Industries

These designations currently exist at the Airport and along the I-4 Corridor. While several actions have been taken to address this issue (such as preparing the fiscal impact analysis model as well as a sustainability document), more needs to be done to protect these areas to meet economic development goals.

Strengthen Citizen Voice

The County is moving towards digital and "paperless" documents. Information is available on the County's web site, at the branches of the public library, and at the County's Community Resource Center. The group concurred with the need to make information available while also engaging citizens and encouraging input. From a citizen's perspective, more participation may occur in dealing with infill development, protection of existing neighborhoods, and schools.

Reduce Level of Services (LOS) on state arterials, from "D" to "E"

Many of these facilities are in urban settings and this reduction would make sense. The exception to this change would be in rural areas.

For the group's information, Florida's Turnpike Enterprise is looking at widening S. R. 417 (the GreeneWay) to 8 lanes (from the Orange County line to Lake Mary Boulevard) by 2015 and to widen the balance (from Lake Mary Boulevard to Interstate 4) to six lanes. The financial feasibility of these projects is being reviewed. It is anticipated that extensive coordination would occur, including opportunities for joint retention pond usage.

Meet Total Maximum Daily Load (TMDL) Requirements

TMDL's measure the amount of pollution a water body can handle and is described in a handout provided to the group. These requirements will need to be addressed for the Lake Jesup Basin, which touches all Seminole County cities as well as unincorporated Seminole County.

Libraries

Seminole County is running out of room to store books and is looking at possible expansion.

Wetland Mitigation

Seminole County had adopted wetland mitigation measures, prior to the state's UMAM program. The County's program is more stringent and a concern was raised related to revising the Comprehensive Plan and Land Development Regulations to be consistent with the state program.

Special Topics

Two special topics were reviewed: water supply and the link between housing and schools.

Effective intergovernmental coordination will be the key to addressing water supply issues, which may include interlocal agreements. All will need to work together to address surface water and water quality issues associated with Lake Jesup.

The County has had initial discussions with the School Board to address the overcrowding situation. Land use decisions (especially approval of housing units) directly affect this situation and closer coordination is needed. Also, an Education Summit is being scheduled to raise awareness throughout the County.

Other Issues Identified

In addition to this draft list, several other issues were identified. Proposed growth management legislation (resulting in changes to Chapter 163, Florida Statutes) would establish priority growth areas and needs to be monitored.

The County has completed detailed studies related to rural areas and continues to address this issue. Since this issue is being addressed, it does not appear on this draft list of issues.

Volusia County will be considering the following issues in preparing the EAR:

- Disaster mitigation and recovery;
- Annexations;
- Levels of Service (transportation and parks);
- Links between land use and infrastructure;
- Multi-Modal approach to transportation;
- Transportation system improvements;
- Transportation funding;
- Thoroughfare mapping;
- Intersection improvements versus increasing the number of lanes; and
- Balance between jobs and housing.

No other additional issues were shared.

NEXT STEPS

- Minutes of the meeting will be prepared and distributed to the group.
- Using the input from this meeting and the workshop held on January 19, the list of issues will be refined. This list will be reviewed with County staff and advisory boards (the Sustainable Communities Advisory Committee and the Development Advisory Board).
- After this review, the refined list of issues will be presented to this group for additional comment, before it is presented to the Board of County Commissioners.